



***Our View*** “*Very well presented townhouse with a garden and parking in a very convenient location*”

This superb three bedroom end of terrace property arranged over three levels features a garage, off road parking, enclosed gardens and delightful views and is located in the heart of Newton Abbot.

The accommodation comprises the entrance hallway with access to the utility room where you have a stainless steel mixer tap sink and drainer with space and plumbing for a washing machine and tumble dryer. A door leads into the garage which has power and light and a metal up and over door.

From the hallway you have a door to the downstairs WC and stairs rising to the first floor where you have the main living room situated at the front of the property with a double glazed window and double doors onto a Juliet balcony enjoying superb views across Newton Abbot. From the landing you have the kitchen/dining room which features a range of matching wall and base level units with a stainless steel mixer tap sink and drainer. Built in appliances include an oven, gas hob, fridge/freezer and dishwasher and there is a double glazed window to the rear and double doors onto the garden.

Stairs rise to the second floor where you have three bedrooms, all with double glazed windows and the master benefiting from an en suite shower room

and built in wardrobes. Bedroom two is situated at the front enjoying the superb views. Completing the accommodation on this floor is the modern fitted bathroom with a suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower above and there are part tiled walls and an obscure double glazed window to the front. From the landing you have access to an airing cupboard and a hatch to the loft.

Externally to the front you have an off road parking space in front of the garage. To the rear you have a well presented enclosed garden with a patio and an area laid to artificial grass, creating an ideal space for outside dining and entertaining. Steps rise to another level laid to decking with a further seating area enjoying stunning views over Newton Abbot and the surrounding countryside.

Newton Abbot has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.

- Entrance hallway
- Utility room
- Downstairs WC
- Living room
- Kitchen/dining room
- Three bedrooms (one en suite shower room)
- Modern fitted bathroom
- Garage and off road parking
- Enclosed garden
- Superb views





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		93
B	(81-91)	82	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**TOTAL FLOOR AREA : 105.8 sq.m. (1138 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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